

**MINUTES/DECISIONS OF THE PLANNING BOARD**  
**MEETING DATE: JUNE 27, 2018**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica Chairman <u>  X  </u>	Timothy Malley Vice-Chair <u>  E  </u>	William Collins Secretary <u>  X  </u>	Charles Brackett Member <u>  E  </u>
Jordan Ulery Member <u>  X  </u>	Dillon Dumont Member <u>  X  </u>	Elliott Veloso Alternate <u>  S  </u>	Ed Van der Veen Alternate <u>  S  </u>
Ethan Meinhold Alternate <u>  E  </u>	David Morin Select. Rep. <u>  X  </u>	Roger Coutu Alt. Select. Rep. <u>  E  </u>	

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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Van der Veen seated for Mr. Malley.  
Mr. Veloso seated for Mr. Brackett.

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 13 MAY 18 Meeting Minutes – Decisions.

Mr. Dumont moved to approve the 23 MAY 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Collins. Motion carried 6/0/1 (Veloso).

- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE
- IX. PERFORMANCE SURETIES

X. ZBA INPUT ONLY

A. Reeds Ferry Sheds ZBA Input Only  
ZI# 01-18

7 Tracy Lane  
Map 101/Lot 014

Purpose of Plan: to construct 18 new truck parking spaces and 12 new car parking spaces at the existing facility located at 7 Tracy Lane. Additionally, the project involves the creation of new display areas along the frontage of the lot. A new storm pond will be constructed for treatment of site runoff. There are 750 SF of permanent wetland impacts associated with the conversion of gravel to paved driveway (Impact Area 3). There is 6,885 SF of temporary wetland impacts associated with regrading for the stormwater retention basin (Impact Area 1 and 2). There are 1,500 SF of temporary wetland impacts associated with the removal of the existing leach field (Impact Area 4).

Mr. Van der Veen moved to accept the ZBA “Input Only” application concerning site improvements wetland buffer impacts associated with Map 101/ Lot 14, 7 Tracy Lane, Hudson, NH.

Motion seconded by Mr. Dumont. All in favor – motion carried.

Mr. Van der Veen moved to forward the following “Input Only” recommendation to the ZBA, concerning the Wetland Buffer Impact associated with the site improvements for the Reeds Ferry Small Buildings project, Map 101/Lot 14, 7 Tracy Lane, Hudson, NH.

Motion seconded by Mr. Ulery. All in favor – motion carried.

- XI. PUBLIC HEARINGS
- XII. OLD BUSINESS/PUBLIC HEARINGS
- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY
  
- XV. NEW BUSINESS/PUBLIC HEARINGS

A. S.L. Chasse Steel Expansion  
SP# 07-18

194 Robinson Road, 2 & 8 Christine Drive  
Map 110/Lot 036 & 039, Map 105/Lot 015

Purpose of Plan: to depict the improvements associated with the expansion of the existing S.L. Chasse Steel operation which includes a 38,670 SF building addition, small parking lot addition, and other site appurtenances. Application Acceptance & Hearing.

Mr. Veloso moved to accept the Site Plan application for 2 & 8 Christine Drive, and 194 Robinson Road, Map 110/Lots 036 & 039, and Map 105/Lot 015.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

**WAIVER MOTIONS:**

- 1) HR 275 – 8. C. (2) – Required number of parking spaces

Mr. Veloso moved to grant the requested waiver of HR 275–8. C. (2) – Required number of parking spaces, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Ulery. All in favor – motion carried.

- 2) HR 193 – 10. G. – One driveway per parcel

Mr. Veloso moved to grant the requested waiver of HR 193-10. G. – One driveway per parcel, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Ulery. All in favor – motion carried.

**MOTION TO APPROVE:**

Mr. Veloso moved to approve the Site Plan entitled: Master Plan, S.L. Chasse Steel, Map 105, Lot 15 and Map 110; Lots 36 & 39, 2 & 8 Christine Drive, Hudson, NH, Hillsborough County, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated May 4, 2018, (last revised 18 JUNE 18), consisting of Sheets 1 - 15 and Notes 1 – 38 on Sheet 1 with the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. The Planning Board approves the lot consolidation of Map 105, Lot 15 and Map 110, Lots 36 & 39.
3. All improvements shown on the Site Plan-of-Record, including Notes 1- 38, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved site plan.
5. A cost allocation procedure (CAP) amount of \$49,884.00 shall be paid prior to the issuance of a Certificate of Occupancy.
6. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays. Note 21 shall be revised to match this stipulation.

9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only. Note 23 shall be revised to match this stipulation.

Motion seconded by Mr. Ulery. All in favor – motion carried.

B. Highland Street 2-Lot Subdivision  
SB# 06-18

76 Highland Street  
Map 174/Lot 119

Purpose of Plan: to depict the subdivision of existing Lot 119 into two separate lots.  
Application Acceptance & Hearing.

Mr. Collins moved to accept the 2-lot subdivision application for 76 Highland Street, Map 174/Lot 119.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

Mr. Veloso moved to grant the subdivision plan entitled: Master Subdivision Plan, Highland Street Subdivision, Map 174, Lot 119, 76 Highland St, Hudson, NH, Hillsborough County, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated May 25, 2018, consisting of Sheets 1 – 4 and Notes 1 – 18 with the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Subdivision Plan.
2. A cost allocation procedure (CAP) amount of \$5,759.00 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
5. Development of the lot is to follow the grading plan on Sheet 4 of 4 unless an engineered drainage plan is submitted to and approved by the Land Use Department of the Town of Hudson.

Motion seconded by Mr. Ulery. All in favor – motion carried.

C. Morgan Advanced Ceramics Amended Site Plan  
SP# 08-18

4 Park Avenue  
Map 161/Lot 030

Purpose of Plan: to add a 50' x 8' generator and container to the existing site. Application Acceptance & Hearing.

Mr. Veloso moved to accept the Site Plan application for 4 Park Avenue, Map 161/Lot 030.

Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Collins moved to approve the Site Plan entitled: Amended Site Plan, Map 161, Lot 30, Morgan Advanced Material, CVD Materials, 4 Park St, Hudson, NH, prepared for Performance Materials, Inc., 4 Park Ave, Hudson, NH, by Maynard & Paquette Engineering Associate, LLC, 31 Quincy St., Nashua, NH dated May 21, 2018 with the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. All improvements shown on the Amended Site Plan-of-Record shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
4. The Planning Board has no objections to the issuance of a building permit within the 30-day appeals process. All or any expense incurred relating to this decision will be at the expense of the applicant.

Motion seconded by Mr. Ulery. Motion carried 5/2/0 (Veloso & Van der Veen objected to stipulation 4).

## XVI. OTHER BUSINESS

### A. Approval of Draft Land Use Guidelines

#### i. 18-001 Impact Fees

Mr. Veloso moved to approve the Impact fees (as amended for use by the Town of Hudson).

Motion seconded by Mr. Dumont. All in favor – motion carried.

#### ii. 18-002 Parking Setbacks and Buffers

Mr. Mr. Veloso moved to approve the Impact fees (as amended for use by the Town of Hudson).

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

iii. 18-003 Review of Condominiums

Mr. Veloso moved to approve the Impact fees (as amended for use by the Town of Hudson).

Motion seconded by Mr. Ulery. All in favor – motion carried.

iv. 18-004 Change of Use Reviews

Mr. Veloso moved to approve the Impact fees (as amended for use by the Town of Hudson).

Motion seconded by Mr. Dumont. All in favor – motion carried.

v. 18-005 Developments of Regional Impact

Mr. Veloso moved to approve the Impact fees (as amended for use by the Town of Hudson).

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

vi. 18-006 Wetland Buffers

Mr. Veloso moved to approve the Impact fees (as amended for use by the Town of Hudson).

Motion seconded by Mr. Ulery. All in favor – motion carried.

XVII. ADJOURNMENT

Motion to adjourn by Mr. Collins. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 9:05 p.m.

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William Collins  
Secretary